



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-104-15

Property Address: 1726 Brooks Avenue

Property Owner: Mary Moffitt and Michael Graziano

Project Contact: Michael Graziano

Nature of Case: Special Use Permit for Live-Work (Recording Studio) on a .84 acre property Zoned Residential-4 pursuant to section 6.7.3E of the Unified Development Ordinance.



1726 Brooks Avenue – Location Map

**ADDITIONAL
NOTES:**

There are no additional notes for this plan.

**PREVIOUS
VARIANCES:**

None

To BOA: 12-14-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:**

Residential-4



1726 Brooks Avenue – Zoning Map

SHOWINGS: In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

USE STANDARDS: Article 6.7.3
Additional Standards for Specific Accessory Uses

E. Live-Work

An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9 is required for a live-work unit.

Applicant Response: **APPLICATION FOR SPECIAL USE PERMIT UNDER SEC 10.2.9 WAS SUBMITTED ON 11/13/15 FOR THREAD**

2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.

Applicant Response: **THE SOLE EMPLOYEE OF THREAD AUDIO, MICHAEL GRAZIANO, USES THE LIVE WORK UNIT AS HIS PRIMARY RESIDENCE WITH HIS FAMILY.**

3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.

Applicant Response: **THREAD AUDIO HAS ONE EMPLOYEE, OWNER MICHAEL GRAZIANO**

4. Work space within the unit may be used as an office, studio, gallery, beauty/hair salon, or for production involving the use of hand tools and small-scale, light equipment.

Applicant Response: **THE WORK SPACE WAS BUILT FROM THE GROUND UP, AS AN ADDITION TO THE MAIN HOUSE AND INCLUDES A SEPARATE ENTRANCE, DOUBLE WALLS MADE WITH SOUNDPROOF MATERIAL AND TRIPLE GLASS WINDOWS. CLIENTS MAY VISIT THE STUDIO MONDAY THROUGH FRIDAY,**

BETWEEN 8AM TO 8PM AND BETWEEN 11AM TO 8PM SATURDAY AND SUNDAY. THE STUDIO IS USED TO FINISH MUSIC PROJECTS AND DISTRIBUTE COMMUNITY INFORMATION THROUGH ONLINE PLATFORMS.

5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.

Applicant Response: **NO RESALE ITEMS ARE MADE, SOLD OR DISTRIBUTED.**

6. No specialty service such as, but not limited to dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.

Applicant Response: **CLIENTS WHO VISIT THE STUDIO ARE USUALLY ONE OR TWO PEOPLE, NEVER MORE THAN FIVE.**

7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.

Applicant Response: **MATERIALS ARE FIXED INSIDE THE EXISTING STUDIO.**

8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.

Applicant Response: **THE NATURAL ENVIRONMENT IS IMPORTANT TO THREAD AUDIO, WHICH IS SET BACK OVER 150 FEET FROM THE STREET AND SURROUNDED BY TREES ON ALL FOUR SIDES.**

9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

Applicant Response: **NO SIGNAGE WILL BE AFFIXED TO THE STRUCTURE.**

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

Applicant Response: **WHEN THE ADDITION TO THE HOME WAS BUILT, IT WAS CONSTRUCTED TO BE COMPLETELY SOUNDPROOF BECAUSE THE HOMEOWNER IS A MUSICIAN. NO SOUND CAN BE HEARD OUTSIDE THE STUDIO AND NO SOUND CAN BE HEARD COMING IN. NO EQUIPMENT OR VEHICLES ARE USED IN CONJUNCTION WITH THE STUDIO THAT WOULD CREATE NOISE.**

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

Applicant Response: **NO VEHICLES ARE USED IN CONNECTION WITH THREAD AUDIO**

12. No more than 5 customers are permitted on the premises at any one time.

Applicant Response: **CUSTOMER GROUPS USUALLY CONSIST OF 1-2 CLIENTS.**

13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

Applicant Response: **NO MATERIALS ARE USED TO SHIP PACKAGES, EVERYTHING IS DONE ONLINE.**

14. One additional on-site parking space is required per live-work unit.

Applicant Response: **THERE IS AMPLE PARKING, ABLE TO ACCOMMODATE THREE CARS ACROSS THE WIDTH OF THE DRIVEWAY.**



Planning & Development

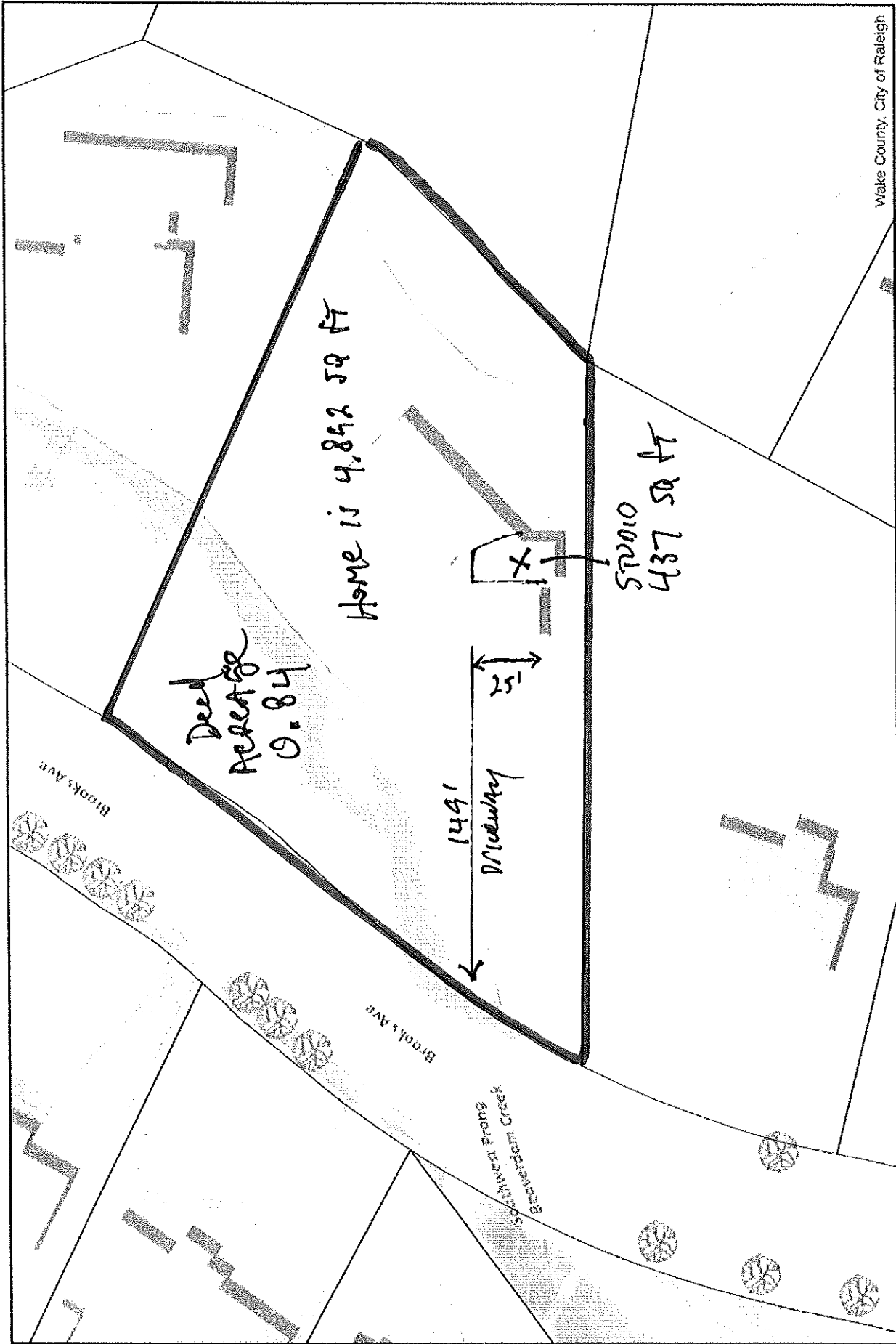
Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Special Use Permit Application

		OFFICE USE ONLY
Nature of request (Submit addendum on separate sheet, if more space is needed.)		Transaction Number
LIVE / WORK RECORDING STUDIO		
Provide all previous transaction numbers for Coordinated Team Reviews, Due Dillgence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.		

GENERAL INFORMATION		
Property Address	1726 BROOKS AVE., RALEIGH, NC 27607	Date NOV. 13, 2015
Property PIN	0795718108	Current Zoning: R4
Nearest Intersection	LAKE BOONE TRAIL	Property size (In acres) 0.84
Property Owners: MARRIED MARY MARGARET MOFFITT MICHAEL ANDREW GRAZIANO	Phone: 919-815-9403 Email: zgrazi@gmail.com	Fax
Project Contact Person MICHAEL ANDREW GRAZIANO	Phone: 919-815-9403 Email: zgrazi@gmail.com	Fax
Property Owner Signatures <i>Mary Margaret Moffitt</i> <i>Michael Andrew Graziano</i>	Email: MMM - tripplem@earthlink.net MAG - zgrazi@gmail.com	
Notary Sworn and subscribed before me this <u>13th</u> day of <u>November</u> , 20 <u>15</u>	Notary Signature and Seal <i>Debra B. Klee</i> DEBRA B. KLEE NOTARY PUBLIC Comm. Exp. 12-6-2016	

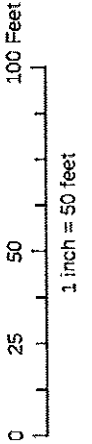
It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.



Wake County, City of Raleigh

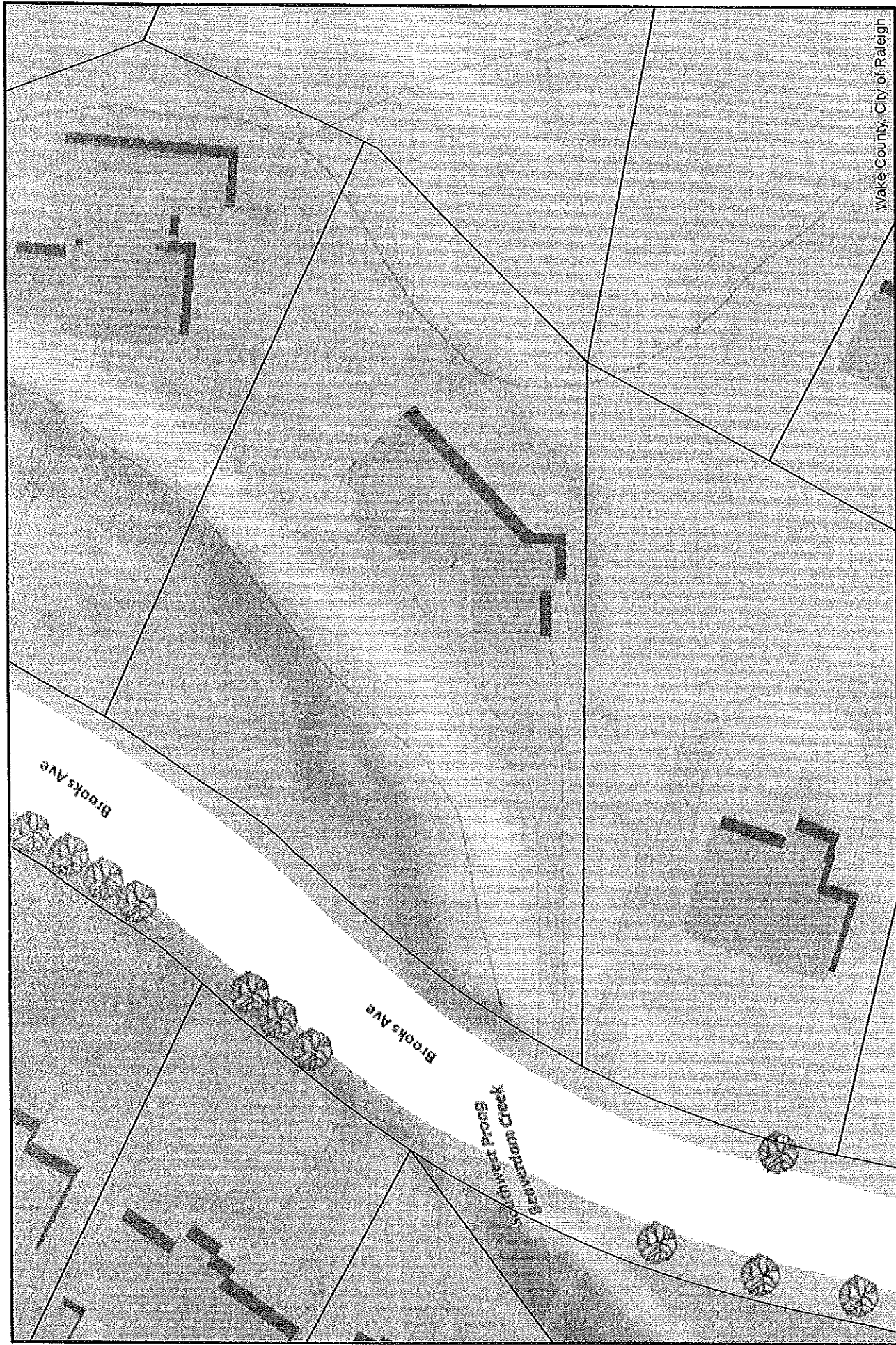
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1726 BROOKS AVE. RALEIGH 27607 MOFFITT/GRAZIANO





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City of Raleigh Unified Development Ordinance - page 164

Chapter 6. Use Regulations | Article 6.7. Accessory Uses & Structures
Sec. 6.7.3. Additional Standards for Specific Accessory Uses

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MICHAEL GRAZIANO, 1726 BROOKS AVENUE, RALEIGH, NC 27607
THREAD AUDIO, 919-815-9403, ZGRAZI@GMAIL.COM

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MICHAEL GRAZIANO, 1726 BROOKS AVENUE, RALEIGH, NC 27607
THREAD AUDIO, 919-815-9403, ZGRAZI@GMAIL.COM



MICHAEL GRAZIANO HAS LIVED AT 1726 BROOKS AVENUE SINCE 2004 AND BUILT THE ADDITION TO THE HOME INCLUDING HIS MUSIC STUDIO IN 2005. HE IS A MEMBER OF THE BUDLEIGH NEIGHBORHOOD WATCH NETWORK AS THE BROOKS AVENUE BLOCK CAPTAIN. NEIGHBORS MAY CONTACT HIM VIA CELL AT 919-815-9403 OR EMAIL AT ZGRAZI@GMAIL.COM

THANK YOU.

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Effective Date: September 01, 201

Part 10A: Unified Development Ordinance
City of Raleigh, North Carolina

